

TFC Contact No. 18-136-000
Amendment No. 8
Tarantino Properties, Inc.
RFP No. 303-7-01584

**AMENDMENT NO. 8
TO THE
CONTRACT FOR
PROPERTY MANAGEMENT SERVICES
BETWEEN
THE TEXAS FACILITIES COMMISSION
AND
TARANTINO PROPERTIES, INC.**

THIS AMENDMENT NO. 8 is entered into by and between the Texas Facilities Commission (hereinafter referred to as "TFC"), a state agency located at 1711 San Jacinto Boulevard, Austin, Texas 78701 and Tarantino Properties, Inc., located at 7887 San Felipe, Suite 237, Houston, Texas 77063 (hereinafter referred to as "Contractor") (hereinafter collectively referred to as the "Parties") to amend the original Contract for Property Management Services (hereinafter referred to as the "Contract"), as amended.

RECITALS

WHEREAS, on or about January 1, 2018, the Parties entered into that one certain *Contract for Property Management Services Between the Texas Facilities Commission and Tarantino Properties, Inc.*, TFC Contract No. 18-136-00, for the period of September 1, 2017 through August 31, 2019 (hereinafter referred to as the "Contract"); and

WHEREAS, the Parties subsequently entered into Amendments numbered 1 through 5, inclusive, for purposes as set forth in those amendments; and

WHEREAS, on August 23, 2019, the Parties entered into Amendment No. 6 which exercised its first option to renew TFC Contract No. 18-136-000 for an additional two (2) year period Commencing September 1, 2019 and terminates August 31, 2021; and

WHEREAS, on December 11, 2019, the Parties entered into Amendment No. 7;

WHEREAS, the Parties have agreed that additional funding, requested by the Texas Commission on Environmental Quality, in the amounts of Forty-Four Thousand Five Hundred Eighty and 13/100 Dollars (\$44,580.13) to remove and replace the existing DX Cooling Unit on the 5th Floor I.T. Room in the El Paso State Office Building located at 401 East Franklin Street, El Paso, Texas and Seventy-Eight Thousand Forty-Five and 42/100 Dollars (\$78,045.42) for employee Parking Lot E gate repair at the Elias Ramirez Building located at 5425 Polk Street, Houston, Texas, are needed in order to fulfill tenant requested improvements at the tenant's expense in the total amount of One Hundred Twenty-Two Thousand Six Hundred Twenty-Five and 55/100 Dollars (\$122,625.55), as more specifically set forth in "Exhibit A-8," Proposal, attached hereto and incorporated herein for all purposes and consisting of fourteen (14) pages;

NOW, THEREFORE, the parties agree to amend the Contract as follows:

TFC Contact No. 18-136-000
Amendment No. 8
Tarantino Properties, Inc.
RFP No. 303-7-01584

1. The parties agree to modify ARTICLE III – CONSIDERATION, Section 3.1. (b), Contract Limit and Fees and Expenses, by deleting Section 3.1. (b) in its entirety and replacing it with Section 3.1. (b), reflecting additional funding, as follows:

“(b) During the First Renewal Period as defined in Section 2.1, above, the total amount of fees and expenses to be paid under this Contract shall not exceed the sum of Three Million Six Hundred Twenty-One Thousand Four Hundred Eighty-Five and 55/100 (\$3,621,485.55). This amount includes the contract base fee for Fiscal Years 2020 and 2021 of Three Million Two Hundred Seventy-Eight Thousand Eight Hundred Sixty and No/100 Dollars (\$3,278,860.00) and One Hundred Eighty Thousand and No/100 (\$180,000.00) to cover any Non-Budget and/or Additional Services as defined in Section 3.3 and Section 3.4 below, and One Hundred Sixty-Two Thousand Six Hundred Twenty-Five and 55/100 (\$162,625.55) to cover any Reimbursable Services, as defined in Section 3.5, below.”

2. All other terms and conditions of the Agreement not expressly amended herein shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have made and executed this Amendment No. 8 to this Contract to be effective as of the date of the last party to sign.

TEXAS FACILITIES COMMISSION

TARANTINO PROPERTIES, INC.

By: DocuSigned by:
Mike Novak
B1C9FC0A8020417...

By: DocuSigned by:
Anthony Tarantino
C6094FCE81DA411...

Mike Novak



Anthony Tarantino

Executive Director

President

Date of execution: 02/24/2020 | 11:05 AM CST

Date of execution: 02/24/2020 | 11:00 AM CST

GC 
Dir. 

TFC Contract No. 18-136-000

Exhibit A-8

Amendment No. 8



El Paso State Office Building
TCEQ LAN Room - DX Unit Replacement
PR# 22020

12/23/2019
Tarantino Properties, Inc.
Not to Exceed
Bid Proposal

Item - Craft	Bid Notes/Info	Material	Labor	Total Bid Expense
Architect Plans				
Mechanical Plan	Included with Bid			
HVAC	Bid from JT Vaughn Construction	\$29,153.50	\$11,282.00	\$40,435.50
Electrical	Included in SOW with bid			
Plumbing	Included in SOW with bid			
Fire Safety/Fire Sprinkler	Included in SOW with bid			
Wall Construction	N/A			
Flooring	N/A			
Locks/Keys	N/A			
Card Readers/Access	N/A			
Other	Misc. - Ceiling Grid, Parts Etc - Included in SOW with bid			
Other				
Other				
5% Contingency				\$2,021.77
5% TPI Fee				\$2,122.86
Total Project Bid				\$44,580.13

TFC Contract No. 18-136-000

Exhibit A-8

Amendment No. 8



December 23, 2019

Tarantino Properties, Inc.
12770 Cimarron Path, Suite 122
San Antonio, TX 78249

124 W. Castellano
Suite 105
El Paso, TX 79912

Attention: Ms. Coni Jenkins

Telephone:
(915) 533-4474

Project: Texas Facilities Commission – El Paso State Building
Vaughn Project No. 2737-01
Re: 5th Floor DX Cooling Unit

Facsimile:
(915) 533-6110

Dear Ms. Jenkins:

J.T. Vaughn Construction, LLC respectfully submits the following cost proposal to remove and replace the existing DX Cooling Unit based upon the pricing attached herein.

Amount	Description	CP No.
\$40,435.50	Remove and Replace the Existing DX Cooling Unit on the 5th Floor I.T. Room.	010

Pricing is valid to 3/31/2020

Please feel free to contact me if you should have any questions or concerns.

Respectfully Submitted,
J.T. Vaughn Construction, LLC

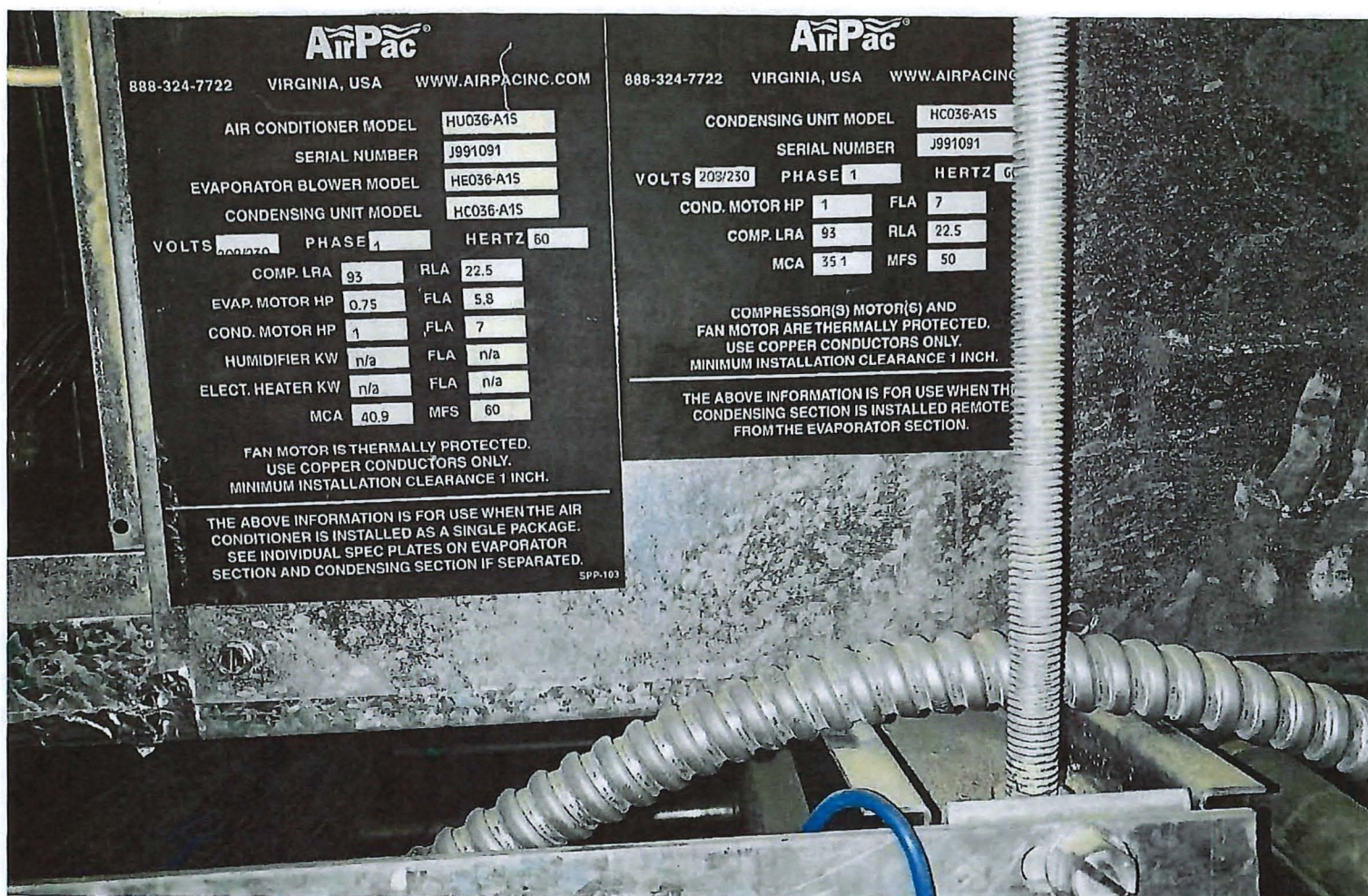
By: R.L.Title: Project ManagerDate December 17, 2019Approved By.Tarantino Properties, Inc.

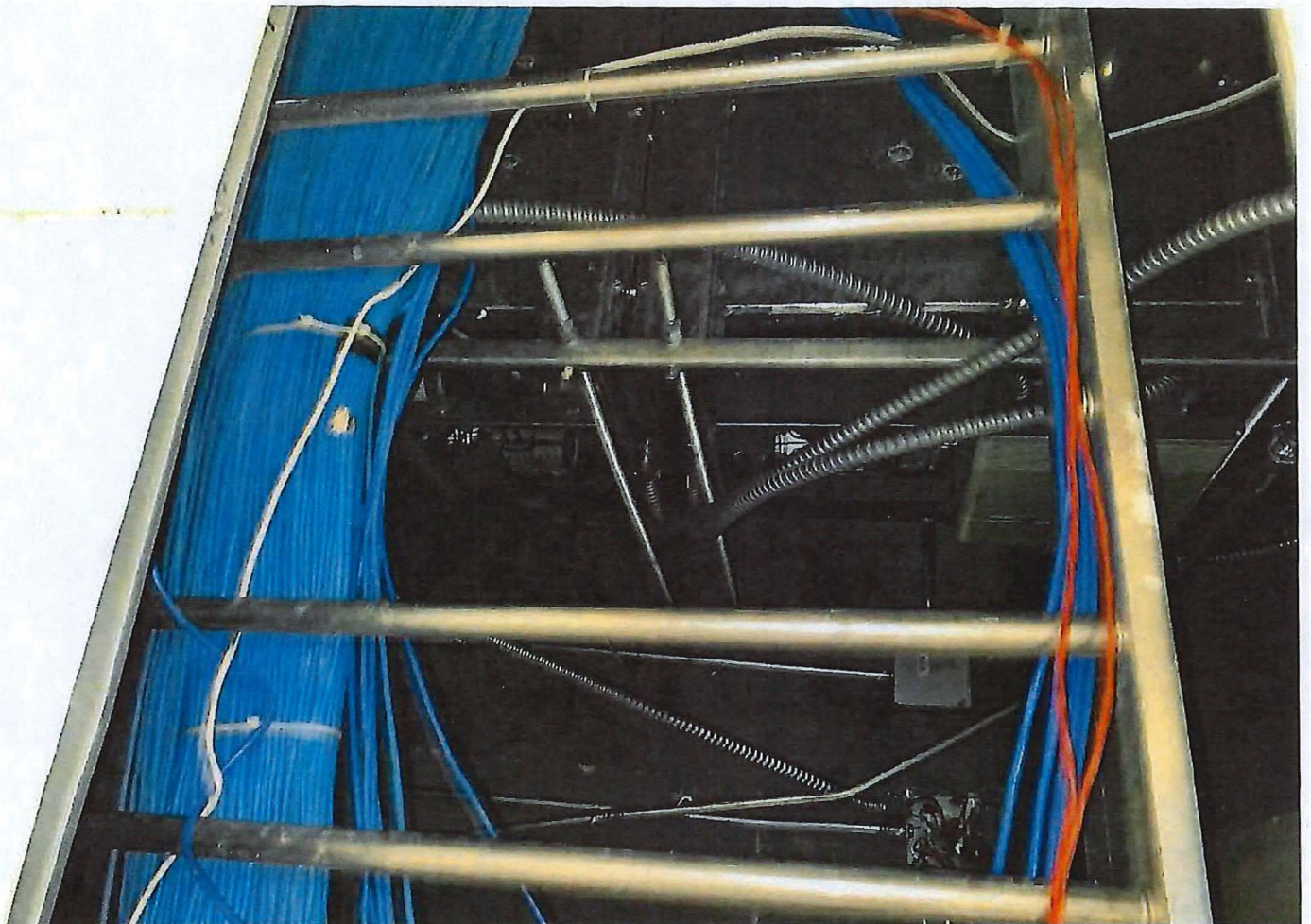
By: _____

Title: _____

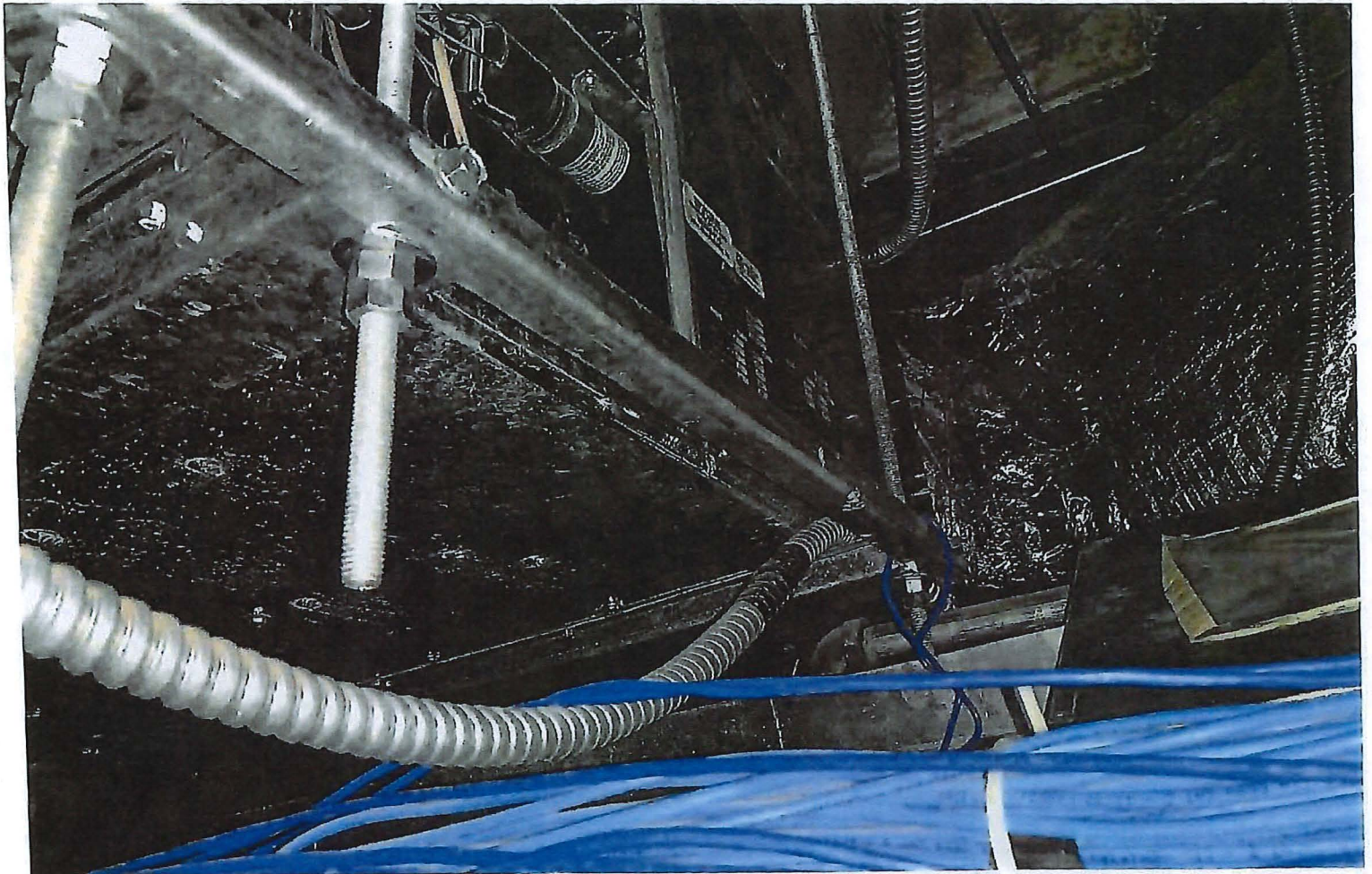
Date: _____

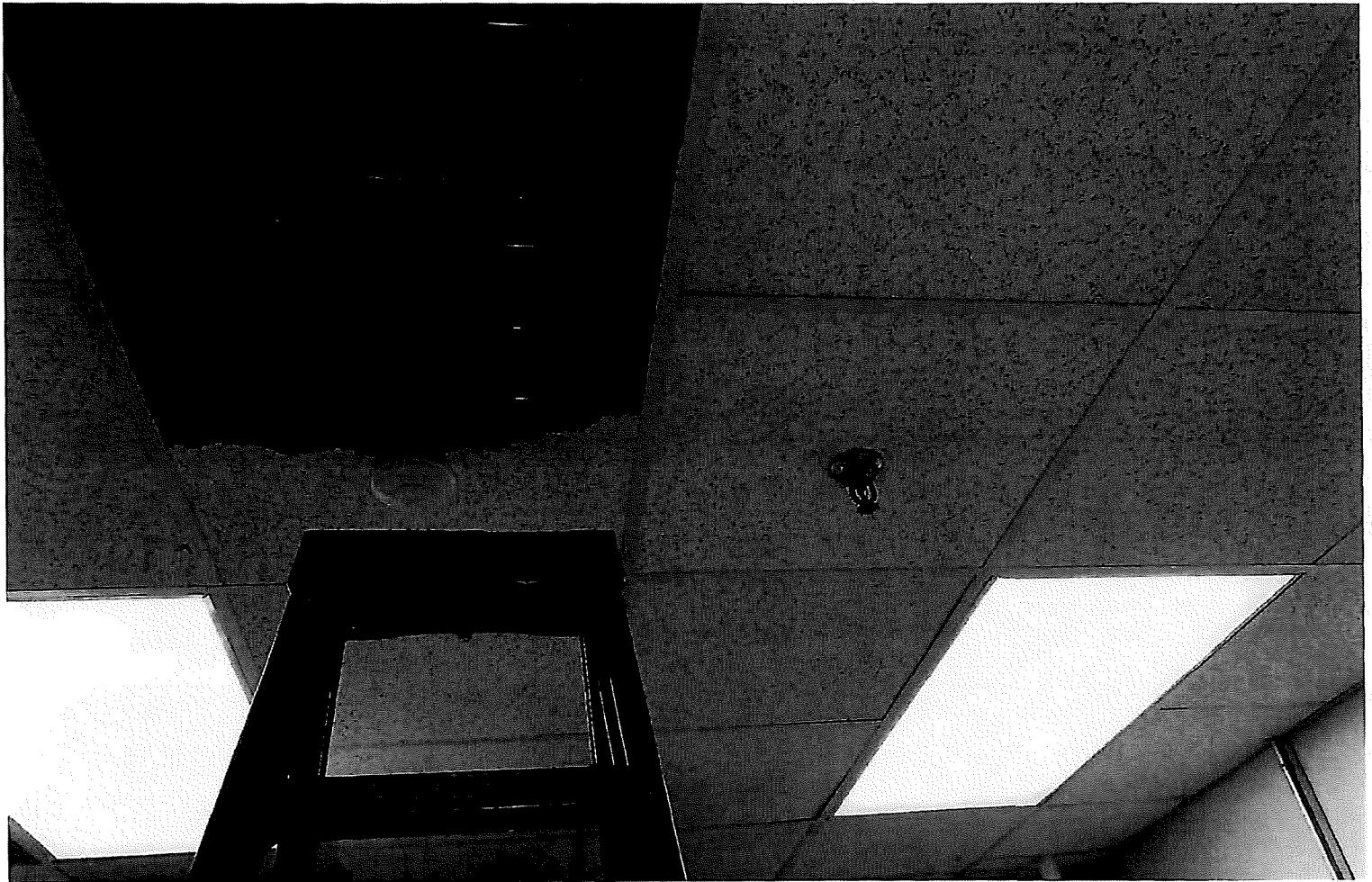
TOTAL =	\$ 40,435.50
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ERB - Parking Lot E - Gate Repair
 Not to Exceed - Bid Proposal / Budget
 Tarantino Properties Inc.

12/17/2019
 PR# 21937

Item / Craft	Bid Notes / Info	Equipment	Labor	Material	Total Expense
Architect Plans	Not Required				
Mechanical Plan	Not Required				
Gate Equipment	Securedyne Equipment Expense	\$3,616.00			\$3,616.00
Freight Expense		\$143.82			\$143.82
Misc. Material	Small Parts			\$95.88	\$95.88
Electrical SubContractor	Henderson Electric	\$2,500.00	\$10,800.00	\$13,015.38	\$26,315.38
Gate SubContractor	Foster Note: Amount listed under Equipment is for the 2 year quarterly PM Service.	\$8,517.90	\$6,720.00	\$22,206.10	\$37,444.00
	Subtotal	\$14,777.72	\$17,520.00	\$35,317.36	\$67,615.08
10% Contingency	10% Contingency due to potential unforeseen conditions				\$6,761.51
5% Project Management Fee					\$3,668.83
	Total Project Bid				\$78,045.42

Safety & Security Solution Proposal

**Tarantino Properties, Inc for
Texas Facilities Commission**

5425 Polk Avenue
Houston, TEXAS 77023

December 17, 2019

**Elias Ramirez_ State Office Bldg
Employee Parking Gate Operations**

Proposal Submitted

By



Proposal No. 27325-5-0

245 West Airtex Boulevard
Houston, TX 77090

Allied Universal® Technology Services
245 West Alrtex Boulevard
Houston, TX 77090
Phone: 281-876-7004
Fax: 281-876-1986
www.aus.com



Elias Ramirez_ State Office Bldg_ Employee Parking Gate Operations Statement of Work

Place of Performance
Texas Facilities Commission
5425 Polk Avenue
Houston, TEXAS 77023

Scope—Gate Entrance/ Exit Operators

Securadyne Systems shall provide and install two new HySecurity Slidemart sliding gate operators, with vehicle safety loops and detectors

- Replace (8) cantilever gate rollers on the two existing 20' wide cantilever sliding gates
- Demo two existing gate operators and provide new HySecurity Slidesmart operators
- Install one set of 911 provisions (knock box)

Scope—Access Control

Securadyne Systems is updating the current version of access control system (Open Options) DNA Fuslon software .

- **Entry Gate Employee Parking Lot**
 - To include installation of a Open Options NCS-100 Gate Controller to manage access control at the entrance gate
 - Communication from the managed switch located at the catwalk IDF , via fiber to a network enclosure mounted on a existing light pole nearest the gate entrance.

Execution & Delivery

Securadyne Systems will work with Tarantino Properties to finalize project timeline, scheduling, and coordination. Securadyne Systems will involve local facilities, management and IT departments in this project. All work performed will be done during normal business hours Monday through Friday, 8:00AM CST to 5:00PM CST and excludes holidays and weekends. Customer acceptance will be outlined during project kick-off meeting post award.

Exclusions

- All IP addresses required will be provided by Tarantino Properties
- Workstation and monitors are provided by Tarantino Properties
- IT Department will be responsible for allowing remote access into the system.

**Elias Ramirez_ State Office Bldg_ Employee Parking Gate Operations**

Customer Number:
Tarantino Properties, Inc. For
Texas Facilities Commission
 5425 Polk Avenue
 Houston, TEXAS 77023

Proposal No.: 27325-5-0
Date: December 17, 2019
Your Reference:
Valid To: 12/1/2019
Payment Terms: TBD
Quoted By: Scott Gilmore
Phone: 281-928-9825
Email: scott.gilmore@securadyne.com

Access Control Entrance Gate

QTY	Manufacture	Part #	Description	Unit Price	Ext. Price
1	Open Options, LLC	NSC-100-12V	OPO:IP Network Sub Controller w/PoE Sup	\$713.85	\$713.85
1	Belden	558AFS	BDN:Belden Composite Cable	\$392.29	\$392.29
1	HID Global Corporation	5375AGN00	HID:MaxiProx Long Range Reader	\$682.46	\$682.46
1	Altronix	NETWAYSP3WPX	ALT:Hardened Switch PoE 3-Port	\$831.40	\$831.40
1	Altronix	P1MM	ALT:1.25GB/850NM/550M Transceiver	\$46.97	\$46.97
2	Altronix	PMK1	ALT:Pole Mount Kit for WP1-WP3	\$101.22	\$202.44
1	Altronix	WP3	ALT:Outdoor Enclosure, NEMA 4/4X	\$261.97	\$261.97
1	Open Options, LLC	SWM-1-10	OPO:SW Maintenance for DNA 1-10	\$484.62	\$484.62

Subcontractor, Misc Material, Freight**Subcontractor Schedule:**

Description	Ext. Price
Subcontractor_ Foster Fence Replacement & Preventative Maintenance 24Month	\$37,444.00
Subcontractor_ Henderson Electric	\$26,315.38

Supplies & Materials:

QTY	Description	Ext. Price
1	Freight	\$143.82
1	Miscellaneous Equipment	\$95.88

Investment Summary

Total Equipment	\$14,777.72
Total Labor	\$17,520.00
Total Supplies & Materials	\$35,317.36
Total Proposal Amount	\$67,615.08

Sales Tax will be included on the invoice at the time of billing if applicable.



December 17, 2019

Scott Gilmore
Securadyne Systems
Houston, Texas

Project: Elias Ramirez Building
Re: Security upgrades entry/exit gates

Scott:

Per your request for pricing on the above referenced project, we submit a quote in the amount of **\$26,315.38 Tax Exempt**. Please see the following breakdown and scope.

- Material \$13,015.38
- Labor \$10,800.00 40 Hours - 3 Technician X \$90 Per Hr.
- Equipment \$2,500.00 Equipment

Scope

1. Install fiber from catwalk IDF to employee parking pole and enclosures
2. Install 2 enclosures (provided by Allied) 1 for fiber converter and 1 for card reader
3. Confirm conduit path from pole to gate
4. Confirm operational power to entrance and exit gates

If you would like to proceed with this project, please issue a PO# _____

and/or sign _____ and return via email.

If you have any questions, please contact me.

Sincerely,

Dean Henderson

DRH:ser
file: Securadyne-Elias-Security



Customer: Securadyne
Project: Gate Operators – Tarantino Properties/Ramirez State Bldg.
Rev 5
Date: 12/17/2019

Foster Fence will provide and install the following:

- Replace (8) cantilever gate rollers on (2) existing 20' wide cantilever sliding gates
- Demo (2) existing gate operators
- Install (2) HySecurity Slidesmart sliding gate operators w/Optex OVS vehicle sensors
- Install (1) set of 911 provisions
- Provide a 2-year preventive maintenance service contract (quarterly)
- Excludes 911 permits (by owner)
- Excludes electrical (by others)
- Excludes access controls (by others)
- Excludes driveway repairs (Optex Sensors will be installed)
- Mobilization to and from jobsite, supervision, and management required for complete installation.

Grand Total – \$37,444.00*

Tax Not Included

\$ 6,720.00 - 32 Hours X \$105.00 Per Hour – 2 Techs
\$22,206.10 – Material – Gates/Operators/Sensors
\$ 8,517.90 – 2 Year PM Service – Quarterly – 8 Total PM Services

Foster Fence is a member of ABC, CMEF, ISNetworld, PICS, Veriforce and the Houston Area Safety Council

Note: Unless specifically stated otherwise, this proposal excludes the following: fence demo, land clearing, tree removal, access controls, electrical service, fence grounding, permitting, engineered drawings, hand digging, core drilling, hydro excavation, probing, 30 hour OSHA, OQ training and contractor licensing except in Louisiana.

***Quote is good for 30 days**
Estimator: Elbert G. Salas 713-851-1098
esalas@fosterfence.com

CUSTOMER SIGNATURE: _____

DATE: _____